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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION

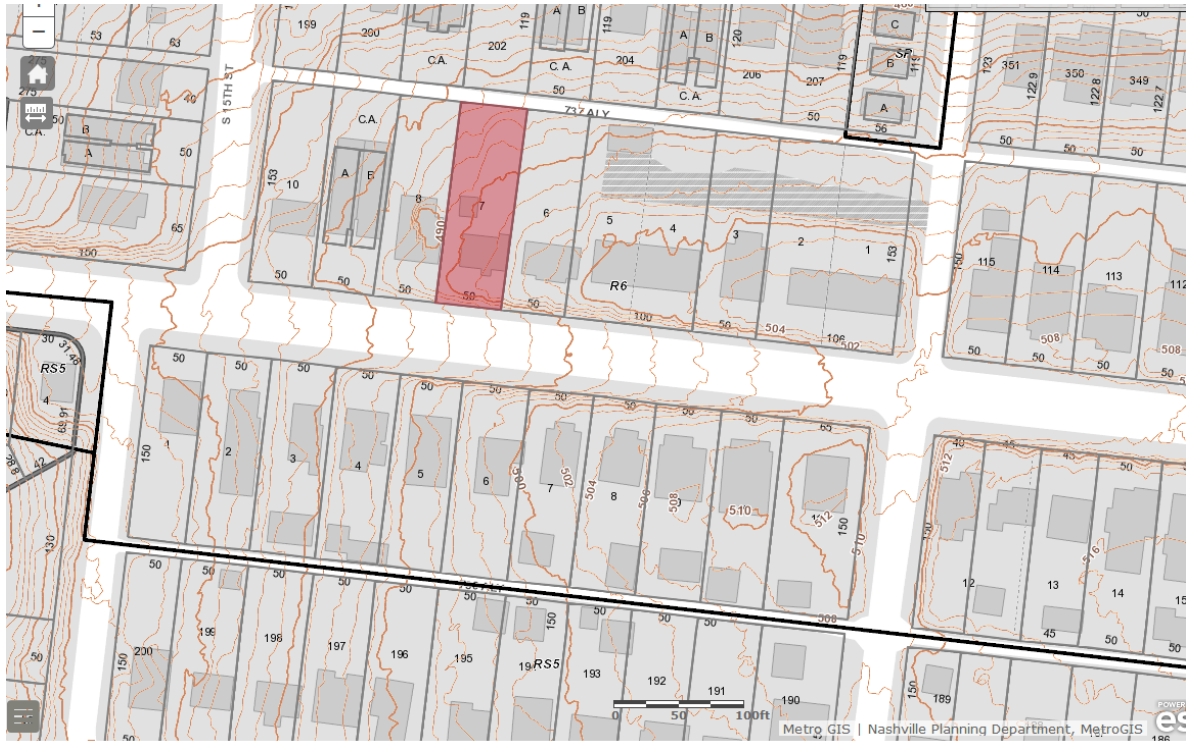
1507 Shelby Avenue
November 19, 2018

Application: New Construction-Revision to Previous Approval
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313049700
Applicant: Teri Preston
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

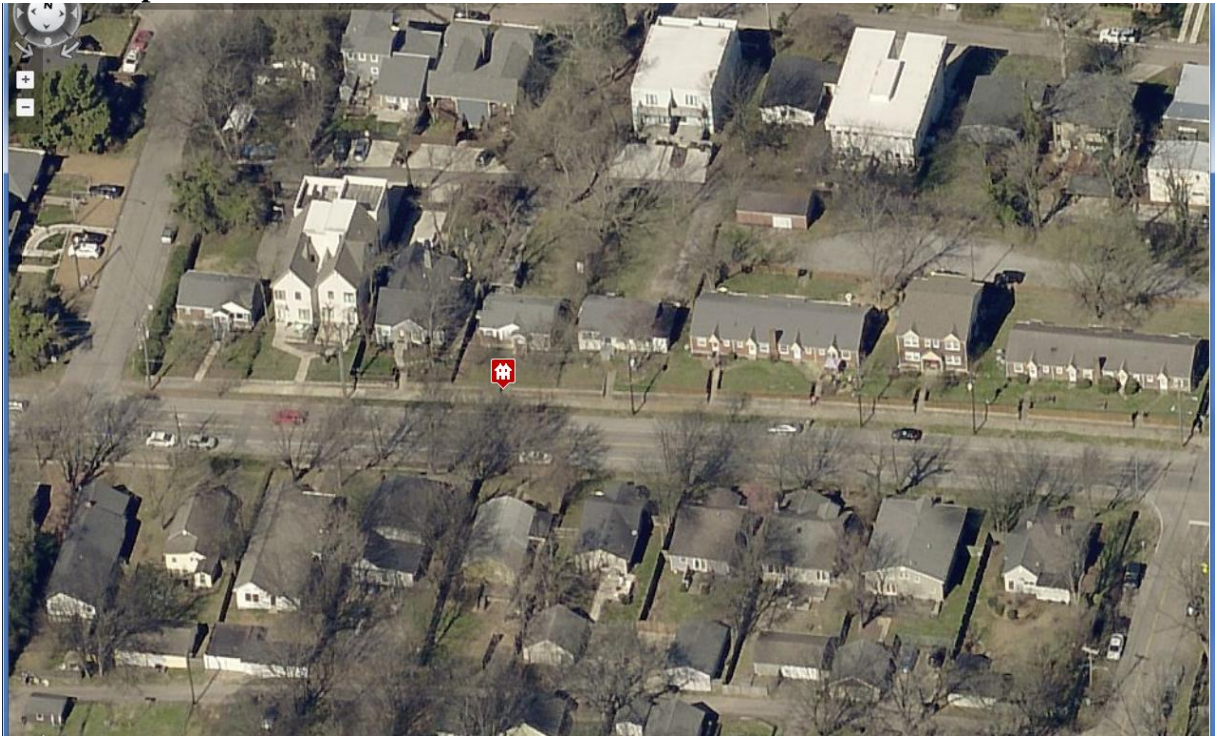
Description of Project: Application is a request to use white painted brick on infill already approved by the Metro Historic Zoning Commission.

Recommendation Summary: Staff recommends disapproval of the white brick, finding that it does not meet Section II.B.4. of the design guidelines.

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

Background: In April 2018, MHZC staff issued an administrative permit to demolish the existing structure at 1507 Shelby Avenue (Figure 1). That same month, MHZC approved a duplex infill and an outbuilding for the lot (Figure 2). As of November 2, 2018, the existing house is still extant and no construction work on the infill has begun.



Figure 1. 1507 Shelby Avenue



Figure 2. New infill approved for 1507 Shelby Avenue

Analysis and Findings: Application is a request to use white brick on infill construction already approved by the Metro Historic Zoning Commission. The brick is General Shale Woodhaven Tudor (Figures 1 – 3).



Figure 1. Image of the General Shale Woodhaven brick from the manufacturer's website.



Figure 2. Photo of the brick sample board



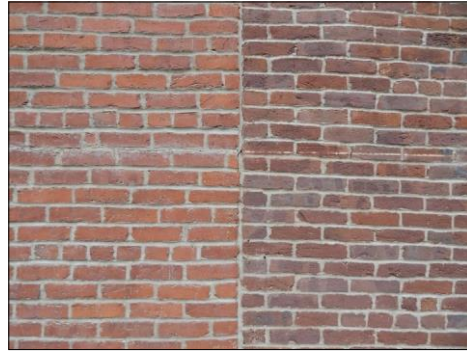
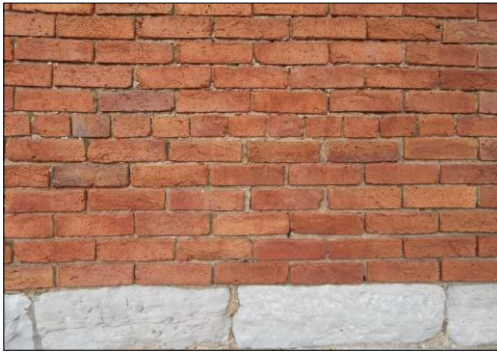
Figure 3. Photo of the bricks provided by the applicant

The Commission's motion to approve the infill at 1507 Shelby Avenue included a condition that MHZC staff approve a brick sample before the material is purchased and installed. Although MHZC does not review the painting of brick in Neighborhood Conservation Zoning Overlays like Lockeland Springs-East End, MHZC does review new materials for new construction. The Commission's policy has always been to ensure that new masonry is a historic brick color in case paint is ever removed.

Historically, in the major period of development of the Lockeland Springs neighborhood, brick was un-painted. Brick houses of the Victorian, four square, Craftsman bungalow, and Tudor Revival styles were typically unpainted when they were built. Their bricks were typically earth-tones like reds, reddish-browns, dark oranges, tan, etc (Figure 4 & 5). If painted currently, it is likely that these houses were painted decades after they were constructed—either to mask brick repairs or deteriorating brick or to follow a trend where painted brick is meant to “freshen up” an older home. Historic brick and masonry have a protective porous surface that allows moisture to wick out; painting or sealing the brick or masonry can trap the moisture, leading to damage to the material after several freeze-thaw cycles. MHZC therefore strongly discourages the painting of historic brick.

For new construction, staff has encouraged brick to remain unpainted, although MHZC does not review the painting of brick. Painted brick is currently a trend in home building and home flipping, but trends like these can come and go (Figure 6 & 7). MHZC reviews the underlying brick for new construction to ensure that if an owner wishes to remove the paint in the future to provide for a more historically-compatible material and look, the underlying brick meets MHZC's standards and is similar to historic bricks found in the district.

The applicant is proposing a brick product that is already painted. MHZC staff finds that the proposed painted white brick is not visually compatible with the historic context as it is not known what the brick underneath the paint looks like. In addition, since the color is applied at the time of manufacturing, it may not be as easily removable as an applied paint. From the sample board and the image online, the brick underneath appears to be rough and tumbled with an uneven surface, which is typically not appropriate for brick in new construction in the historic and conservation overlays. Staff recommends disapproval of the proposed white painted brick, finding that its color and texture do not meet Section II.B.4 of the design guidelines.



Figures 4 & 5: Examples of historic brick colors.



Figure 6. Photo example provided by the applicant for the desired brick look. House not located within a Metro Nashville Historic Preservation or Neighborhood Conservation Zoning Overlay.



Figure 7. Photo example provided by the applicant for the desired brick look. House not located within a Metro Nashville Historic Preservation or Neighborhood Conservation Zoning Overlay.

The applicant has provided an alternate brick, Acme red brick (Figures 8 & 9). If the Commission does not approve the white brick, the applicant has listed this brick as an alternate. Staff finds this brick to meet the design guidelines.



Figures 8 & 9 show the Acme brick presented by the applicant, which meets the design guidelines.

Recommendation Summary: Staff recommends disapproval of the white brick, finding that it does not meet Section II.B.4. of the design guidelines.